

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

<b>In Re:</b>	<b>Bankruptcy Case No. 13-22551-JAD</b>
<b>Jeffrey Osheka</b>	<b>Chapter 13</b>
<b>Debtor</b>	<b>Doc. No.</b>
<b>Jeffrey Osheka</b>	
<b>Movant</b>	
<b>vs</b>	
<b>Karen Osheka,</b>	
<b>Duquesne Light Company, Equitable Gas Bankruptcy</b>	
<b>Dept., Jefferson Capital Systems LLC,</b>	
<b>PRA Receivables Management LLC,</b>	
<b>PA Department of Revenue,</b>	
<b>Brighton Radiology Assoc., Capital One Bank</b>	
<b>Chase, Clearview Federal Credit Union,</b>	
<b>Crossroads Counseling, First National Bank of</b>	
<b>PA, Greentree Servicing LLC dba Ditech</b>	
<b>Gecrb/Lowes, June V Isaly and Associates,</b>	
<b>Montour School District,</b>	
<b>NCO Financial Systems, Nordstrom FSB</b>	
<b>Oak Harbor Capital VII, LLC, Sterling</b>	
<b>Jewelers Inc., TD Bank USA, N.A.</b>	
<b>Target Credit Card, Township of Kennedy</b>	
<b>Internal Revenue Service, PA Department of</b>	
<b>Revenue, UPMC Western</b>	
<b>Ronda Winnecour, Chapter 13 Trustee</b>	
<b>Respondents</b>	

**REPORT OF SALE**

**Summary of Transaction**

	Debit	Credit
<b>Sale Price of Property:</b>		<b>\$290,000.00</b>
<b>Seller Assist Credit</b>	<b>\$12,600.00</b>	

**Title Chages & Escrows**

Deed Preperation	\$150.00
Tax Certifaite:	\$65.00
Courier/Overnight Fee	\$30.00
Lien Letters	\$125.00
Notary Fee	\$26.00
Lien Releasing Tracking	\$70.00
Commission to Howard Hannat	\$8,700.00
Commission to Coldwell Banker	\$8,700.00

**Government Recordding and Transfer Charges:**

City/County/Transfer Stamps	\$1,450.00
State Transfer Stamps	\$1,450.00

**Payoffs:**

Payoff of 1st Mortgage to Ditech	\$76,685.20
Payoff of 2nd Mortgage to First Natinal	\$62,906.80

**Miscelanous:**

Sewage to Township of Kennedy	\$250.00
Water to West View Water	\$150.00
Garage Repair to Chamberlin Services	\$90.52
HVAC Repair to Michael Vrcek	\$240.00
Home Warranty to HSA	\$478.08
Electrical Repair to Jayson Velemirovich	\$300.00
Dye Test William P. Rusnak	\$250.00
Admin fee to Howard Hanna	\$325.00
Roof Repair to Jim Deller	\$160.00

**Real Estate Taxes:**

2016 Local Taxes to Township of Kennedy	\$612.35
2013 & 2016 School Taxes to Montour	\$6,382.08
2017 County taxes to John Weinstein q	\$1,051.64
2017 Local Taxes to Jordan Tas Service	\$480.26

2017/2018 School Taxes to Jordan Tax Service \$3,804.66

**Attorney Fees, Trustee Fees and Costs:**

Attorney Fees to Bryan P. Keenan & Assoc.	\$3,683.60
Reimbursement of Costs to BPK & Assoc.	\$1,386.55
a. Ct filing fee	\$181.00
b. Advertising Fee \$750.30,	\$455.25
Trustee Fees to Ronda J. Winnecour	\$829.30

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Subtotals:	\$193,432.04	\$292,768.50
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**Balance of \$99,336.46 payable to:**

50% of the Net Proceeds paid to Karen Osheka	\$49,668.23
50% of Net Proceeds from Sale paid to Jeffery Osheka , c/o Ronda Winnecour, Trustee	\$49,668.23

**Respectfully submitted**

Date: 10/30/2017

/s/ Bryan P. Keenan  
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